RNI No. MAHBIL /2009/36619

सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष १२, अंक ४] मंगळवार, जानेवारी २०, २०२६/पौष ३०, शके १९४७ [पृष्ठे ९, किंमत : रुपये ११.००

असाधारण क्रमांक ५

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १९ जानेवारी, २०२६.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टिपीबी-४३२५/प्र.क्र.१५९/२०२५/नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करणेत आलेला आहे) च्या तरतुदींनुसार नवी मुंबई महानगरपालिका त्यांचे अधिकार क्षेत्राकरिता (यापुढे ज्याचा उल्लेख "उक्त महानगरपालिका" असा करणेत आलेला आहे) नियोजन प्राधिकरण आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे/विशेष नियोजन प्राधिकरणे/विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरु पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस ("युडीसीपीआर") (यापुढे ज्याचा उल्लेख "उक्त नियमावली" असा करणेत आलेला आहे) उक्त अधिनियम मधील तरतुदींनुसार, शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो व प्रायो./कलम३७(१कक)(ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करणेत आलेला आहे) अन्वये मंजुरी दिली आहे ;

आणि ज्याअर्थी, उक्त नियमावली ही उक्त अधिसूचनेतील मंजुरी नुसार उक्त महानगरपालिकेस देखील लागू आहे; आणि ज्याअर्थी उक्त नियमावलीतील प्रकरण १०-City specific regulations मधील विनियम १०.१० हे उक्त महानगरपालिकेसाठीचे आहे ;

आणि ज्याअर्थी, मा. उच्च न्यायालयाचे जनहित याचिका क्र. १२३/२०१६ मध्ये दिनांक २२ डिसेंबर २०२३ रोजी पारित केलेले आदेश विचारात घेऊन आयुक्त, नवी मुंबई महानगरपालिका यांनी दिनांक २६ मार्च २०२४ रोजीच्या आदेशान्वये उक्त महानगरपालिका क्षेत्रामध्ये निवासी वापराकरिता आवश्यक असणाऱ्या पार्किंगच्या नियमावलीच्या अनुषंगाने आवश्यक नियम/शिफारशी तयार करून शासनास सादर करण्यासाठी तज्ञ समिती (यापुढे ज्याचा उल्लेख "उक्त समिती" असा करणेत आलेला आहे) गठीत केली होती.आणि ज्याअर्थी उक्त समितीच्या शिफारशी विचारात घेता उक्त महानगरपालिकेने शासनास दिनांक ५ डिसेंबर २०२४ रोजीच्या पत्रान्वये उक्त नियमावलीमध्ये सुधारणा/फ़ेरबदल अंतर्भुत करण्यासाठी विनंती केलेली होती ;

आणि ज्याअर्थी, शासनाने दिनांक १८ डिसेंबर २०२४ रोजीच्या पत्रान्वये दिलेल्या सूचना विचारात घेता उक्त महानगरपालिकेद्वारे उक्त नियमावलीमध्ये शहरस्तरीय नियमावलीतील प्रकरण १० मध्ये विनियम १०.१०.७ अंतर्भुत करणेकरिता(यापुढे ज्याचा उल्लेख "प्रस्तावित फ़ेरबदल" असा करणेत आलेला आहे) त्यानुषंगाने फेरबदल करणेबाबत उक्त अधिनियम चे कलम ३७(१) अन्वये फेरबदलाची सूचना शासनाच्या असाधारण **राजपत्रात** दिनांक १ जानेवारी २०२५ रोजी तसेच दोन वृत्तपत्रात प्रसिद्ध करण्यात आली होती; आणि ज्याअर्थी, उक्त महानगरपालिकेने उक्त अधिनियमाचे कलम ३७(१) अन्वये प्रस्तावित फेरबदलाची वैधानिक कार्यवाही पूर्ण करून दिनांक १३ मे २०२५ रोजी फेरबदल प्रस्ताव शासनाचे मान्यतेसाठी सादर केला आहे ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य, पूणे यांनी त्यांचेकडील दिनांक २ सप्टेंबर २०२५ रोजीचे पत्राद्वारे सदर प्रस्तावित फ़ेरबदलावर अहवाल सादर केला आहे; आणि ज्याअर्थी मा.उच्च न्यायालयाचे जनहित याचिका क्र.१२३/२०१६ मध्ये दिनांक २२ डिसेंबर २०२३ रोजी पारित केलेले आदेश तसेच उक्त महानगरपालिकेची विनंती विचारात घेता व संचालक, नगररचना, महाराष्ट्र राज्य, पूणे यांचेशी सल्लामसलत केल्यानंतर प्रस्तावित फ़ेरबदल सुधारणेसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झालेले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(२) अन्वये प्राप्त अधिकारात आणि त्या संदर्भातील सर्व शक्तींचा वापर करून शासन याद्वारे :—

(अ) उक्त प्रस्तावित फेरबदलाचे प्रस्तावास सुधारणांसह सोबतचे परिशिष्टामध्ये नमूद केलेप्रमाणे मंजुरी देत आहे.

(ब) सदरची अधिसूचना शासकीय **राजपत्रामध्ये** प्रसिद्ध झालेचा दिनांक हा उक्त फेरबदल अंमलात आलेचा दिनांक असेल.

(क) सदर परिशिष्ट मध्ये नमूद Mechanical/Hydraulic/Stack Parking ची व्याख्या उक्त नियमावलीतील विनियम १.३ मध्ये अंतर्भुत करणेकरिता तसेच उक्त नियमावलीमध्ये शहरस्तरीय नियमावलीतील प्रकरण १० मध्ये विनियम १०.१०.७ अंतर्भुत करणेकरिता सोबतचे परिशिष्ट समाविष्ट करणेचे निर्देश देत आहे.

SCHEDULE

शासन नगर विकास विभागाकडील म.प्रा. व न.र. अधिनियमाचे कलम ३७(२) अन्वये अधिसूचना क्र. टिपीबी-२०१९/प्र.क्र.१५९/२०२५/नवि-११, दि.१९/०१/२०२६ सोबतचे परिशिष्ट)

Sanctioned Modification

The following modification to incorporate definition of Mechanical/Hydraulic/Stack Parking in regulation no 1.3 and to incorporate Regulation 10.10.7 in the Chapter 10, City Specific Regulation of Unified Development Control and Promotion Regulations-2020 is sanctioned:-

<table>
<tr><th>UDCPR Regulation no.</th><th>Existing Provision</th><th>Sanctioned Provision</th></tr>
<tr><td>1.3 Definition</td><td>-</td><td>142. Mechanical, Hydraulic or stack parking means parking systems that utilizes mechanical or hydraulic means to vertically or horizontally move vehicles into storage positions, allowing multiple vehicles to be parked in compact footprint. These systems include stackers, lifts, turntables and multi- level platforms. They may operate independently or with human assistance and can be designed for tandem or multi-storeyed arrangements.</td></tr>
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		Note: i. **Mechanical/Hydraulic/Stack Parking:** Mechanical, hydraulic, stack parking, tandem parking, or multi-storeyed parking with or without car lifts may be permitted to meet the parking requirements. ii. **Excess Parking Charges:** Parking that exceeds 50% above the stipulated requirements in the table shall liable for payment of a charge at the rate of 10% of the land rate mentioned in the ASR, without considering the guidelines therein. Such charges shall be recovered on the area covered under car/scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, and educational buildings, such charges shall not be levied. or Parking requirements, as stipulated in the above table, may be allowed for the full permissible potential of the plot, even if building permission is sought and sanctioned only for part of the full potential. In such cases, the difference between the number of parking spaces required for the sanctioned portion and the full permissible potential shall be liable for payment of the aforementioned charges at the time of the final occupancy certificate. or If a building permission proposal for the balanced potential is not submitted before the final occupancy certificate, any excess parking shall be treated as public parking and handed over to the Authority free of cost. iii. **Additional Built-Up Area:** in cases where there is a plan for additional built-up area on an existing building, and the existing built-up is to be retained as per earlier sanctions, the off-street parking requirement (number of units) shall be calculated only for the newly proposed additional built-up area as per this regulation, while the existing parking area shall remain as per the approved plan. If the proposed additional built-up area, along with the existing built-up area, is revised according to these regulations (UDCPR), the total parking requirement will be calculated as per these regulations, deducting existing parking units to determine the new number of parking units required. iv. **Multiplying Factor for Two-Wheeler and Four Wheeler Parking:** Parking norms suggested for two-wheeler and four-wheelers shall be provided according to Sr. No.1 of Table 8-C of UDCPR (i.e, the multiplying factor shall be 1.00). v. **Exceptions for CIDCO Units:** The regulations mentioned in Table 8-B shall not apply to residential units allotted by CIDCO under the Sites & Services scheme, BUDP plots,

		individual units in artist villages, and row house plots with an area of less than 30 sqm. vi. **Parking Norms for Congested Areas:** For congested areas, the parking norms shall be as specified in Table 8-B of the regulations. vii. **Parking Norms for non-congested area for Independent bungalow, Row Houses:** The parking norms shall be as specified in Note ii and iii of Table 8-B of the regulation. viii. As per regulation 8.1.1(ii) table 8A, Note-a, shall not be applicable.

सदर अधिसूचना महाराष्ट्र शासनाच्या *www.maharashtra.gov.in* (कायदे /नियम) या वेबसाईटवर देखील उपलब्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार पं. चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 19th January, 2026.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPB- 4325/C.R.159/2025/UD-11.— And whereas, Navi Mumbai Municipal Corporation (hereinafter referred to as "the said Corporation") is the Planning Authority for its jurisdiction in accordance with the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") ;

And whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations('UDCPR')(hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai, other Planning Authorities/Special Planning Authorities /Development Authorities within the limits of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive/ Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC, in Maharashtra under the provisions of said Act *vide* Notification No.TPS-1818/CR.238/18/DP. & RP./Sec.37 (1AA)(c) & sec.20(4)/ UD-13, dated 2nd December 2020 (hereinafter referred to as "the said Notification") ;

And whereas, the said regulations are also applicable to the said Municipal Corporation as per the said notification; And whereas Regulation 10.10 of Chapter 10 of said regulations, *i.e* City specific regulations is for the said Corporation area ;

And whereas, with regards to Hon. High Court order dated 22nd December 2025 in Public Interest Litigation No. 123/2016, the Commissioner, Navi Mumbai Municipal Corporation *vide* his order dated 26th March 2024 constituted an Expert Committee (hereinafter referred to as the "said Committee") to prepare necessary rules/recommendations in accordance with the parking regulations required for residential use in the said Corporation area and submit them to the Government; And whereas after considering recommendation of the said committee, the said Corporation *vide* letter dated 5th December 2024 requested Government to incorporate modification in the said regulations;

And whereas, in view of the instructions given by the Government *vide* letter dated 18th December 2024, the said Corporation has proposed to modify the said Regulations by incorporating Regulation 10.10.7 in Chapter 10 of the City Specific Regulation (hereinafter referred to as "the proposed modification") and a notice of modification under Section 37(1) of the said Act to that effect was published in the *Government Gazette* Extraordinary dated 1st January 2025 and in two newspapers; And whereas, the said Corporation after completing all the legal procedure regarding the proposed modification as stipulated under Section 37(1) of the said Act, has submitted the modification proposal *vide* letter dated 13th May 2025 to the Government for sanction ;

And whereas, Director of Town Planning, Maharashtra State, Pune *vide* his letter dated 2nd September 2025 has submitted his report to the Government on the proposed modification; And whereas, after considering Hon. High Court order dated 22nd December 2025 in Public Interest Litigation No. 123/2016 , as well as considering the request of the said Corporation and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned with changes ;

Now, therefore, in exercise of the powers conferred upon it under Section 37(2) of the said Act, the Government hereby:-

A)Sanctions the proposed modification with changes as described more specifically in the Schedule attached herewith.

B)Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

C)Directs to incorporate definition of Mechanical/Hydraulic/Stack Parking in regulation No 1.3 of said Regulation and to incorporate Regulation 10.10.7 in the Chapter 10, City Specific Regulation of said Regulation, as mentioned in the Schedule referred to at (A) above shall be added.

SCHEDULE

Accompaniment to the Government in Urban Development Department Notification vide No.TPB- 4325/C.R.159/2025/UD-11, dated: - 19 January, 2026, u/s 37(2) of MRTP Act 1966.

Sanctioned Modification

The following modification to incorporate definition of Mechanical/Hydraulic/Stack Parking in regulation no 1.3 and to incorporate Regulation 10.10.7 in the Chapter 10, City Specific Regulation of Unified Development Control and Promotion Regulations-2020 is sanctioned:-

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		Note: i. **Mechanical/Hydraulic/Stack Parking:** Mechanical, hydraulic, stack parking, tandem parking, or multi-storeyed parking with or without car lifts may be permitted to meet the parking requirements. ii. **Excess Parking Charges:** Parking that exceeds 50% above the stipulated requirements in the table shall liable for payment of a charge at the rate of 10% of the land rate mentioned in the ASR, without considering the guidelines therein. Such charges shall be recovered on the area covered under car/scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, and educational buildings, such charges shall not be levied. or Parking requirements, as stipulated in the above table, may be allowed for the full permissible potential of the plot, even if building permission is sought and sanctioned only for part of the full potential. In such cases, the difference between the number of parking spaces required for the sanctioned portion and the full permissible potential shall be liable for payment of the aforementioned charges at the time of the final occupancy certificate. or If a building permission proposal for the balanced potential is not submitted before the final occupancy certificate, any excess parking shall be treated as public parking and handed over to the Authority free of cost. iii. **Additional Built-Up Area:** in cases where there is a plan for additional built-up area on an existing building, and the existing built-up is to be retained as per earlier sanctions, the off-street parking requirement (number of units) shall be calculated only for the newly proposed additional built-up area as per this regulation, while the existing parking area shall remain as per the approved plan. If the proposed additional built-up area, along with the existing built-up area, is revised according to these regulations (UDCPR), the total parking requirement will be calculated as per these regulations, deducting existing parking units to determine the new number of parking units required. iv. **Multiplying Factor for Two-Wheeler and Four Wheeler Parking:** Parking norms suggested for two-wheeler and four-wheelers shall be provided according to Sr. No.1 of Table 8-C of UDCPR (i.e, the multiplying factor shall be 1.00). v. **Exceptions for CIDCO Units:** The regulations mentioned in Table 8-B shall not apply to residential units allotted by CIDCO under the Sites & Services scheme, BUDP plots,

		individual units in artist villages, and row house plots with an area of less than 30 sqm. vi. **Parking Norms for Congested Areas:** For congested areas, the parking norms shall be as specified in Table 8-B of the regulations. vii. **Parking Norms for non-congested area for Independent bungalow, Row Houses:** The parking norms shall be as specified in Note ii and iii of Table 8-B of the regulation. viii. As per regulation 8.1.1(ii) table 8A, Note-a, shall not be applicable.

This Notification shall also be published on the Maharashtra Government website- *www.maharashtra.gov.in* (Acts/ Rules).

By order and in the name of the Governor of Maharashtra,

NIRMALKUMAR P. CHAUDHARI,
Deputy Secretary to Government.

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